

**Fort Independence/Heath Ave
Bronx, New York**

Inspections 92015 and 109215

Area	Bldg	Unit	Inspected Item	Defect	Severity		Deduction		
					2.1 Inspection	2.3 Inspection	2.1 Inspection	2.3 Inspection	Difference
		Site	Market Appeal	Graffiti	Level 2		2.26	2.31	0.05
			Market Appeal	Litter	Level 2		2.26	2.31	0.05
			Parking Lots/Driveways/Roads	Cracks	Level 3	NOD	3.39	NOD	-3.39
			Walkways/Stairs	Cracks/Settlement/Heaving	Level 3	NOD	5.29	NOD	-5.29
BldgExt	1	Doors	Damaged Surface (Holes/Paints/Rusting)	Level 3		6.77	9.25	2.48	
		Roofs	Damaged/Torn Membrane/Missing Ballast	Level 3		15.05	15.42	0.37	
		Walls	Missing Pieces/Holes/Spalling	Level 3		7.34	7.52	0.18	
BldgSys	1	Domestic Water	Leaking Central Water Supply	Level 3		11.66	11.95	0.29	
		Electrical System	Missing Covers (LT)	Level 3		19.44	19.92	0.48	
		Fire Protection	Missing/Damaged/Expired Extinguishers	Level 3	Level 1	19.44	4.98	-14.46	
		HVAC	Boiler/Pump Leaks	Level 3	Level 1	11.66	2.99	-8.67	
CA	1	Halls/Corridors/Stairs	Graffiti	Level 2		2.82	2.89	0.07	
		Lobby	Doors - Damaged Hardware/Locks	Level 3		2.12	2.17	0.05	
		Other Community Spaces	Walls - Needs Paint	Level 2	NOD	0.24	0	-0.24	
		Other Community Spaces	Walls - Water Stains/Water Damage/Mold	Level 1	Level 2	0.29	0.6	0.31	
		Emergency Fire Exits	Emergency/Fire Exits Blocked/Unusable (NLT)	Level 3		4.23	4.34	0.11	
		Emergency Fire Exits	Missing Exit Signs (NLT)	Level 3		4.23	4.34	0.11	
		Emergency Fire Exits	Missing Exit Signs (NLT)	Level 3	NOD	4.23	NOD	-4.23	
Dwelling Units	1	11-A	Ceiling	Needs Paint	Level 1		0.08	0.07	-0.01
			Hazards	Sharp Edges (NLT)	Level 3		0	5.08	5.08
		7-a	Doors	Damaged Surface (Holes/Paints/Rusting)	Level 3		1.48	1.52	0.04
			Kitchen	Range/Stove - Missing/Damaged/Inoperable	Level 3	Level 2	4.94	2.53	-2.41
			Outlets/Switches	Missing	Level 3		1.48	1.35	-0.13
		8v	Kitchen	Refrigerator - Missing/Damaged/Inoperable	Level 1		1.23	1.27	0.04
			Windows	Security Bars Prevent Egress (LT)	Level 3		3.29	3.37	0.08
									135.22

Notes:

- 1.) "Deduction" is presented exclusive of the "zero" constraint at the area/sub-area level and therefore may be larger than the net property score deduction
- 2.) Deductions are an estimate based on the points off summary and may not account for the rounding of <0.05 defects nor H/S estimates